

003.A

0002

2812.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

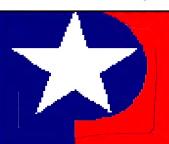
805,100 / 805,100

USE VALUE:

805,100 / 805,100

ASSESSED:

805,100 / 805,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		EGERTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	BOULET MICHAEL T/SARAH J	Unit #:	12
Owner 2:			
Owner 3:			

Street 1:	10-12 EGERTON ROAD UNIT 12
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1: TIEZZI ROBERT R & LAURIE A -
Owner 2: -
Street 1: 10-12 EGERTON ROAD UNIT 12
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474
Cntry:

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 2050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census:
Flood Haz:
D
s
t
Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7809
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	801,800	3,300		805,100		280603
							GIS Ref
							GIS Ref
							Insp Date
							05/14/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	789,700	3300	.	.	793,000	793,000	Year End Roll	12/18/2019
2019	102	FV	686,900	3300	.	.	690,200	690,200	Year End Roll	1/3/2019
2018	102	FV	607,500	3300	.	.	610,800	610,800	Year End Roll	12/20/2017
2017	102	FV	553,700	3300	.	.	557,000	557,000	Year End Roll	1/3/2017
2016	102	FV	553,700	3300	.	.	557,000	557,000	Year End	1/4/2016
2015	102	FV	422,700	3300	.	.	426,000	426,000	Year End Roll	12/11/2014
2014	102	FV	403,400	3300	.	.	406,700	406,700	Year End Roll	12/16/2013
2013	102	FV	403,400	3300	.	.	406,700	406,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
TIEZZI ROBERT R	105-138		9/30/2008		435,000
TIEZZI ROBERT R	35-6		10/27/2006		No No M. DEED

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
12/17/2018	1897	Re-Roof	11,827	C					5/14/2018	Measured	DGM D Mann
7/17/2009	603	Inter Fi	10,000						3/15/2007	External Ins	BR B Rossignol
7/18/2008	801	Manual	5,000					finish existing at			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
Alt Class %	Spec Land	J Code	Fact Use Value Notes

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 0 - 1 St condo				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 4 - Vinyl	5%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GREY				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1930	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G11	Fact: .			Floor: 2 - 2nd Floor													
Const Mod:				% Own: 64.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	7	4							
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:		%		Total:	10.8 %												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj: 1.16219509													
Electric: 3 - Typical				Const Adj: 0.98980200													
Insulation: 2 - Typical				Adj \$ / SQ: 339.351													
Int vs Ext: S				Other Features: 86000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.14999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 898920													
% Com Wall:	% Sprinkled:			Depreciation: 97083													
				Depreciated Total: 801837													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				Juris. Factor:	1.00	Before Depr:	390.25										
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features:	0	Val/Su Net:	391.12										
				Final Total:	801800	Val/Su SzAd:	391.12										
<b>PARCEL ID</b> 003.A-0002-2812.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		120X10	A	AV	1930	27.50	T	40	102			3,300		3,300
More: N				Total Yard Items: 3,300				Total Special Features: [ ]				Total: 3,300					
<b>SKETCH</b>																	
UnSketched SubAreas: GLA: 2050,																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	2,050	339.350	695,670													
Net Sketched Area: 2,050 Total: 695,670																	
Size Ad	2050	Gross Are	2050	FinArea	2050												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	
																	